



**MINUTES**  
**PROPERTY STANDARDS BOARD**  
**Meeting**  
**AUGUST 26, 2021**

Council Chambers

6:30 p.m.

1945 E. Jackson Road

**Board members present:** Chair Dave Hermon, Les Folse, Jim Pipkin, Liz Fannin, Maggie Vera, Mike Whitley, Matt Garrett and Matt McCombs.

**Board members absent:** Carol Sue Muravez

**Guests Present:**

Council observer Steve Babick

**Staff members present:** Building Official Brett King; Asst. City Attorney Kanika Juneja; Environmental Services Director Cory Heiple; Community Services Division Manager Brian Passwaters; Code Enforcement Officer Tim Roush; Field Operations Manager Ray Davis; and Administrative Support Specialist Lydia Tormos.

**CALL MEETING TO ORDER: 6:30 PM**

1. Approval of minutes of the May 27, 2021 meeting.

**Jim Pipkin moved approval of the May 27, 2021 meeting; second by Matt McCombs. The motion was approved with a unanimous 8-0 vote, (Carol Sue Muravez absent).**

**PUBLIC HEARING**

2. **PSB 2021-04:** City of Carrollton staff inspected the residential structure and storage shed at 2021 Ash Hill Road, Woodlake No 3, 2nd Sec, Blk 15, Lot 36, Property ID# 55780 Denton County and found them to be dangerous, substandard, dilapidated and a hazard to public health, safety and welfare. Staff has sought a hearing before the Board to request a Notice and Order be issued requiring all code violations to be properly abated per city code including obtaining any required building permits and inspections and to bring the structure into compliance with city codes or demolition of the structures within a specified period of time.

Chair Hermon administered the Oath to those testifying on the case.

Field Operations Manager / Code Enforcement Officer Ray Davis referred the Commission to the Board packet for photographs and ordinance information. He described the subject property as a vacant single-

story, single-family home that was damaged through demolition activities. The title search and Appraisal District records show the property to be owned by Broomfield Properties LLC and the registered agent for Broomfield is Tuba Daneshmandi with Tuba Daneshmandi and Kazeem Daneshmandi listed as managers. He testified that he first inspected the property on January 12, 2021 due to a complaint about unfinished construction. He provided a list of numerous violations found during the inspection. He advised that he posted a stop work order on the front door of the property until permits were obtained. He stated that because of the dangerous condition of the property and a history of non-compliance by Mr. Daneshmandi on other properties, citations were issued. Notification of citations and violations was sent to Mr. Daneshmandi via regular and certified mail and was published in the local newspaper. He testified that a second inspection occurred on January 25 and it was determined that no permits had been obtained and no efforts had been made to secure the property. Citations were issued and notifications of citations and violations were sent via regular and certified mail. The third, fourth and fifth inspection performed on April 6, 2021, April 22, 2021 and May 4, 2021 respectively met with the same findings and results. Mr. Davis testified that on May 26, 2021, Environmental Services secured the home because it met the definition of a nuisance and dangerous building; and on July 13, 2021, contracted to have the high grass and weeds mowed. On July 22, 2021, an attorney representing Mr. Daneshmandi met with him and Asst. City Attorney Susan Keller at Municipal City Court. At that time, the attorney was notified about this PSB Case and hearing. He testified that the attorney advised that Mr. Daneshmandi would probably sell the property because he did not have the funds to repair it. On August 12, 2021, a lien was filed against the property in relation to the charges incurred for mowing the high grass and weeds. Mr. Davis stated that he did a second title search to find out if the property had been sold and there was no record of a sale. As of the date of the hearing, there had been no activity at the address, no contact or application for any permits, and current photographs taken were uploaded to the case file. He asked the Board to declare the residential structure and storage shed at 2021 Ash Hill Road, Carrollton, TX 75007 as dangerous, substandard, dilapidated and a hazard to the public health, safety and welfare. Staff seeks a notice and order for the property owner to repair the residential structure by making all corrections to bring the structures into compliance with City Codes within 30 days; if the property owner fails to complete all repairs and bring the property into compliance within the specified time, staff request the Board to authorize the City of Carrollton to demolish and attach the costs as a lien against the property.

Chair Herman asked if there was anyone present to represent the owner and there was no one.

Chair Herman opened the public hearing; and no one came forward to make any comments.

In response to a question by the Commission, Mr. Davis stated that the owner's attorney was made aware of the proceedings. He added that the property owner has refused all of the certified mail and confirmed that the owner resides at the address listed. Mr. Davis stated it would be cheaper to demolish the structure than to repair it.

**Jim Pipkin moved to close the public hearing; second by Mike Whitley and the motion was approved with a unanimous 8-0 vote, (Carol Sue Muravez absent).**

**Liz Fannin moved that the residential structure and the storage shed at 2021 Ash Hill Road, Carrollton, TX 75007 be determined to be dangerous, substandard, dilapidated, and a hazard to the public health, safety and welfare; and that a Notice and Order be prepared for the property owner to repair the residential structure and storage by making all corrections to bring the structure into compliance with City Codes within 30 days; if the property owner fails to complete the repairs and bring the property into compliance with City Codes within the specified time, the City of Carrollton**

is authorized to demolish the structures and attach the costs as a lien against the property. Second by Matt Garrett and the motion was approved with a unanimous 8-0 vote, (Carol Sue Muravez absent).

3. **PSB 2021-05:** City of Carrollton staff inspected the residential structure at 2015 Statler Dr., Rollingwood Est 4 Block W lot 8 Denton County, Property ID #53897 and found it to be dangerous, substandard, dilapidated and a hazard to public health, safety, and welfare. Staff has sought a hearing before the Board to request a Notice and Order be issued requiring all code violations to be abated and to bring the structure into compliance with city codes or demolition of the structure within a specified period of time.

Chair Hermon administered the Oath to those testifying on the case.

Code Enforcement Officer Tim Roush stated the subject property is a single-story, single-family home that is currently vacant. The owner of the property is Donald J. Kiesling and it was determined that Mr. Kiesling passed away on March 5, 2019. Review of the property title shows liens by the City of Carrollton for mowing the property and did not indicate any other owners, lien holders or mortgagees. The City received a concern complaint on March 23, 2021 about a large hole in the siding of the structure. Since that time, he has not been able to find any documents for ownership of the property. He stated that on June 22, 2021, an interior and exterior inspection was conducted and he listed the numerous violations found. Notice of the hearing was sent via regular and certified mail to the owner and lien holder (City of Carrollton) and was published in the local newspaper. He stated that as of the date of the hearing, he has not been contacted by the owner or anyone on the owner's behalf. Staff recommends the Board declare the residential structure at 2015 Statler Drive, Carrollton, TX 75007 as dangerous, substandard, dilapidated and a hazard to the public health, safety and welfare; and that the Board issue a Notice and Order for the property owner to repair the structure to bring the property into compliance with City Codes within 30 days. If the property owner or other responsible parties fail to comply, staff requests the Board to authorize the City of Carrollton to demolish the structure and attach the costs as a lien against the property.

Chair Herman opened the public hearing; there were no speakers.

**Mike Whitley moved to close the public hearing; second by Matt Garrett and the motion was approved with a unanimous 8-0 vote, (Carol Sue Muravez) absent.**

**Liz Fannin moved that the residential structure at 2015 Statler Drive, Carrollton, Denton County, TX 75007 be determined to be dangerous, substandard, dilapidated and a hazard to the public health, safety and welfare; and that a Notice and Order be prepared for the property owner to repair the residential structure and bring the property into compliance with City Codes within 30 days. If the property owner or other responsible party fails to comply to bring the property into compliance with City Codes within that specified time; the City of Carrollton is authorized to demolish the structure and attach the costs as a lien against the property. Second by Jim Pipkin and the motion was approved with a unanimous 8-0 vote, (Carol Sue Muravez absent).**

## **OTHER BUSINESS**

- a. Staff Reports – Building Official Brett King reported that there were no cases for September and that staff expects a sign case in October. He announced the Meet and Greet event for board members scheduled for Monday, August 30, 2021.

Chair Herman encouraged citizens interested in serving on a board, committee or commission to submit their application no later than Friday, September 10, 2021.

**ADJOURNMENT**

Mike Whitley moved to adjourn; second by Matt Garrett, and the meeting was adjourned at 7:00 p.m.

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Chairperson

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Secretary